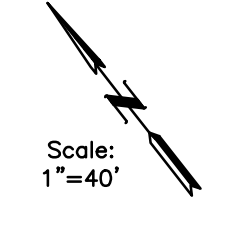


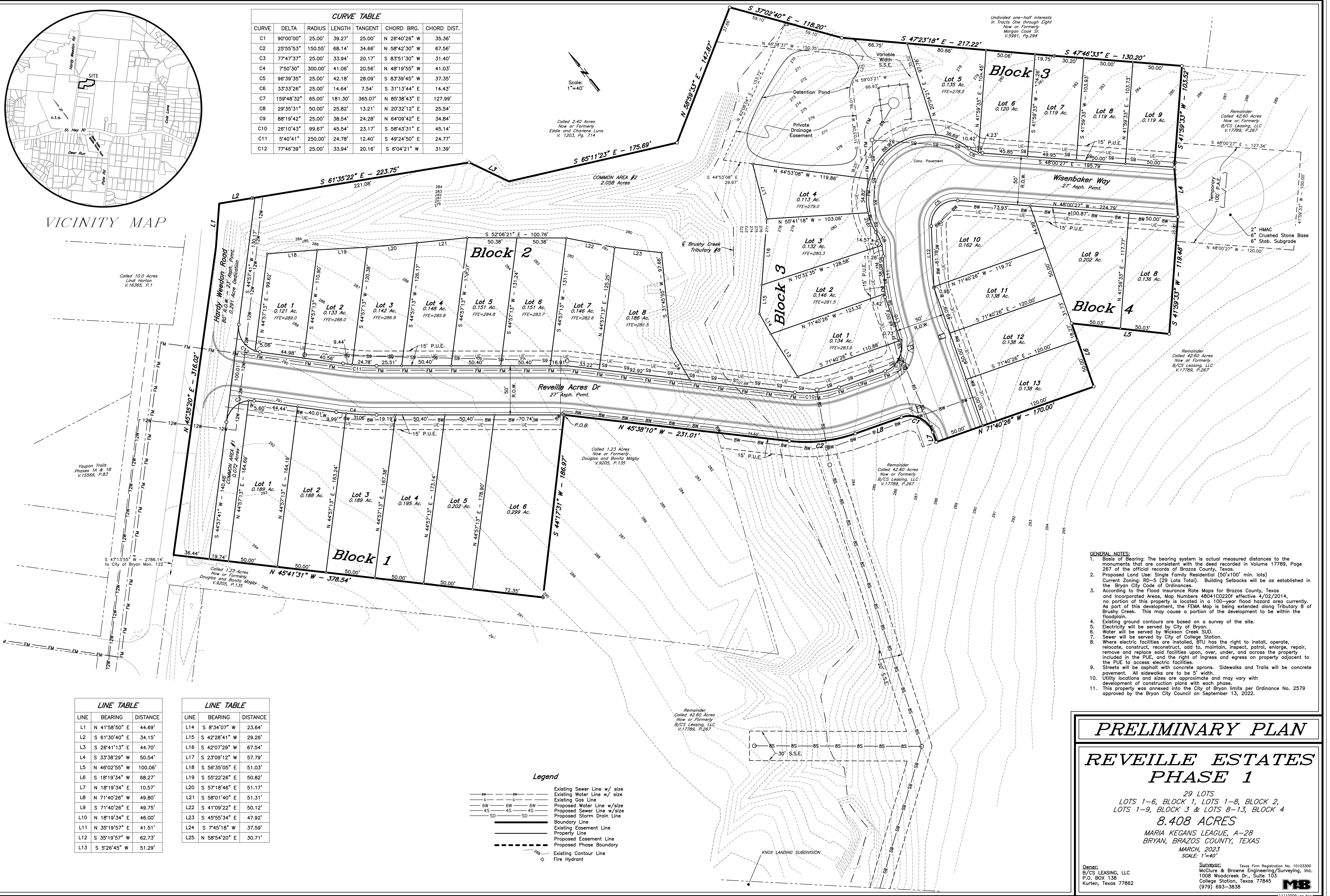


VICINITY MAP

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	90°00'00"	25.00'	39.27'	25.00'	N 26°40'26" W	35.36'
C2	25°55'53"	150.55'	68.14'	34.66'	N 58°42'30" W	67.56'
C3	77°47'37"	25.00'	33.94'	20.17'	S 83°51'30" W	31.40'
C4	75°03'30"	300.00'	41.06'	20.56'	N 48°19'55" W	41.03'
C5	96°39'35"	25.00'	42.18'	28.09'	S 83°39'45" W	37.35'
C6	33°33'26"	25.00'	14.64'	7.54'	S 31°13'44" E	14.43'
C7	159°48'32"	65.00'	181.30'	365.07'	N 85°38'43" E	127.99'
C8	29°35'31"	50.00'	25.82'	13.21'	N 20°32'12" E	25.54'
C9	88°19'42"	25.00'	38.54'	24.28'	N 64°09'42" E	34.84'
C10	26°10'43"	99.67'	45.54'	23.17'	S 58°43'31" E	45.14'
C11	5°40'41"	250.00'	24.78'	12.40'	S 49°24'50" E	24.77'
C12	77°46'39"	25.00'	33.94'	20.16'	S 6°04'21" W	31.39'

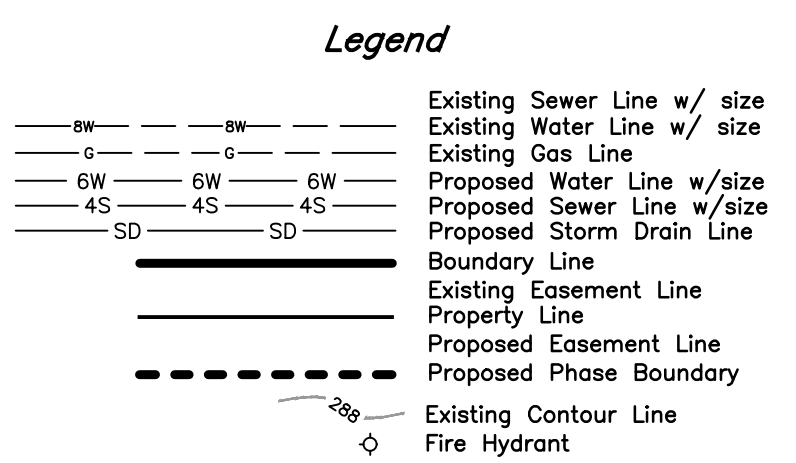


Called 2.40 Acres
Now or Formerly
Eddie and Charlene Luna
V. 1203, Pg. 714



LINE	BEARING	DISTANCE
L1	N 41°58'50" E	44.69'
L2	S 61°30'40" E	34.15'
L3	S 26°41'13" E	44.70'
L4	S 33°38'29" W	50.54'
L5	N 46°02'55" W	100.06'
L6	S 18°19'34" W	68.27'
L7	N 18°19'34" E	10.57'
L8	N 71°40'26" W	49.80'
L9	S 71°40'26" E	49.75'
L10	N 18°19'34" E	46.00'
L11	N 35°19'57" W	41.51'
L12	S 35°19'57" W	62.73'
L13	S 5°26'45" W	51.29'

LINE	BEARING	DISTANCE
L14	S 8°34'07" W	23.64'
L15	S 42°28'41" W	29.26'
L16	S 42°07'29" W	67.54'
L17	S 23°09'12" W	57.79'
L18	S 56°35'05" E	51.03'
L19	S 55°22'26" E	50.82'
L20	S 57°18'46" E	51.17'
L21	S 58°01'40" E	51.31'
L22	S 41°09'22" E	50.12'
L23	S 45°55'34" E	47.92'
L24	S 7°45'18" W	37.59'
L25	N 58°54'20" E	30.71'



- GENERAL NOTES:**
- Basis of Bearing: The bearing system is actual measured distances to the monuments that are consistent with the deed recorded in Volume 17789, Page 267 of the official records of Brazos County, Texas.
 - Proposed Land Use: Single Family Residential (50'x100' min. lots)
 - Current Zoning: RD-5 (29 Lots Total). Building Setbacks will be as established in the Bryan City Code of Ordinances.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 4804100204 effective 4/02/2014, no portion of this property is located in a 100-year flood hazard area currently. As part of this development, the FEMA Map is being extended along Tributary 8 of Brushy Creek. This may cause a portion of the development to be within the floodplain.
 - Existing ground contours are based on a survey of the site.
 - Electricity will be served by City of Bryan.
 - Water will be served by Wicksan Creek SUD.
 - Sewer will be served by City of College Station.
 - Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
 - Streets will be asphalt with concrete aprons. Sidewalks and Trails will be concrete pavement. All sidewalks are to be 5' width.
 - Utility locations and sizes are approximate and may vary with development of construction plans with each phase.
 - This property was annexed into the City of Bryan limits per Ordinance No. 2579 approved by the Bryan City Council on September 13, 2022.

PRELIMINARY PLAN

**REVELLE ESTATES
PHASE 1**

29 LOTS
LOTS 1-6, BLOCK 1, LOTS 1-8, BLOCK 2,
LOTS 1-9, BLOCK 3 & LOTS 8-13, BLOCK 4

8.408 ACRES

MARIA KEGANS LEAGUE, A-28
BRYAN, BRAZOS COUNTY, TEXAS
MARCH, 2023
SCALE: 1"=40'

Owner: B/C/S LEASING, LLC
1008 Woodcreek Dr., Suite 103
Kurtin, Texas 77862

Surveyor: McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838